

Authority: Scarborough Community Council Item SC23.1,  
adopted as amended by City of Toronto Council on June 25  
and 26, 2025  
City Council voted in favour of this by-law on July 24,  
2025  
Written approval of this by-law was given by Mayoral  
Decision 11-2025 dated July 24, 2025

## CITY OF TORONTO

### BY-LAW 793-2025

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2823, 2825, 2827 and 2829 Eglinton Avenue East.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from zone labels of CR 0.63 (c0.63; r0.0) SS3 (x685) and CR 0.4 (c0.4; r0.0) SS3 (x686) to a zone label of and CR 2.2 (c0.4; r1.8) SS3 (x1080) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1080 so that it reads:

#### **(1080) Exception CR 1080**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known in the year 2024 as 2823, 2825, 2827 and 2829 Eglinton Avenue East, as shown on Diagram 1 of By-law 793-2025, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below;

- (B) Despite Regulations 5.10.30.20(1) and (2), the **front lot line** is the **lot line** running parallel to Eglinton Avenue East;
- (C) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** provided to satisfy (ii) above are not included in the provision required by (i) above;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 159.2 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** on the **first floor** only;
- (G) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 793-2025;
- (H) Despite Regulations 40.5.40.10(3) to (8), in addition to Regulation (G) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law 793-2025:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, cooling equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, garbage chutes, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) **green roof** and blue roof elements and parapets may project an additional 1.0 metre above the elements set out in (i) and (ii) above;
  - (iv) **building** maintenance units and window washing equipment by a maximum of 5.0 metres;

- (v) cabanas, pergolas, trellises and unenclosed **structures** providing safety or wind protection to rooftop terraces or outdoor **amenity space**, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, exterior stairs, roof drainage features and terrace walls, by a maximum of 2.0 metres;
  - (vii) architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 1.6 metres; and
  - (viii) **structures** and elements related to outdoor flooring and roofing assembly features, by a maximum of 0.5 metres;
- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the floor of the second **storey**, is 4.5 metres;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 15,625 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 15,000 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 625 square metres;
- (K) Despite Regulation 40.10.50.10(1), **landscaping** is not required along the **front lot line**;
- (L) Despite Regulation 40.10.50.10(3), **soft landscaping** is not required along portions of the south **lot line** abutting a **lot** in the Residential Zone Category;
- (M) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 793-2025;
- (N) Despite Regulation 40.10.40.80(2), the required minimum separation distances between **building main walls** are as shown in metres on Diagram 3 of By-law 793-2025;
- (O) Despite Clause 40.10.40.60 and Regulations (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and separation distances of **building main walls** as follows:
- (i) balconies, to a maximum of 1.5 metres;
  - (ii) canopies, awnings and wind mitigation features, to a maximum of 3.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, to a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, and chimney breast, to a maximum of 2.0 metres;
  - (v) eaves, to a maximum of 1.0 metre; and
  - (vi) light fixtures, satellite dishes, antennae, vents, and pipes, to a maximum of 1.0 metre;
- (P) Despite Regulations 970.10.15.5(1), (5), (7) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) for residential occupants:
    - (a) at a minimum rate of zero;
    - (b) at a maximum rate of:
      - i. **0.7 parking spaces** for each bachelor **dwelling unit** up to 45 square metres and **1.0 parking space** for each bachelor **dwelling unit** greater than 45 square metres;
      - ii. **0.8 parking spaces** for each one bedroom **dwelling unit**;
      - iii. **0.9 parking spaces** for each two bedroom **dwelling unit**; and
      - iv. **1.1 parking spaces** for each three or more bedroom **dwelling unit**;
  - (ii) for residential visitors:
    - (a) at a minimum rate of **2.0 parking spaces** plus **0.05 parking spaces per dwelling unit**; and
    - (b) at a maximum rate of **1.0 parking space** per dwelling unit for the first five **dwelling units** plus **0.1 parking spaces per dwelling unit** for the sixth and subsequent **dwelling units**;
  - (iii) for non-residential uses, at a maximum rate of **4.0 parking spaces** for each 100 square metres of non-residential **gross floor area**; and
  - (iv) **parking spaces** for residential visitors and non-residential uses may be provided in a shared, non-exclusive basis;

- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total **parking spaces** provided on the lands may have a minimum width of 2.6 metres, despite being obstructed on one or both sides as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (R) Despite Regulation 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (S) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
  - (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- (T) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within 20 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (U) Despite Regulations 970.10.15.5(11) and (12), a minimum of 3 accessible **parking spaces** are required;
- (V) Despite Clause 220.5.10.1, a minimum of 1 Type "G" **loading space** is required;
- (W) Despite Regulations 230.5.1.10(4)(A)(ii) and (B)(ii), a **bicycle parking space** or **stacked bicycle parking space** may have a minimum width of 0.4 metres;
- (X) In addition to the locations permitted in Regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** for non-residential uses may be located outside of a **building**;
- (Y) Despite Regulation 230.5.1.10(10), required "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement; and
- (Z) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply).

5. Despite any severance, partition or division of the lands, the provisions of this Bylaw shall apply as if no severance, partition, or division occurred.

Enacted and passed on July 24, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

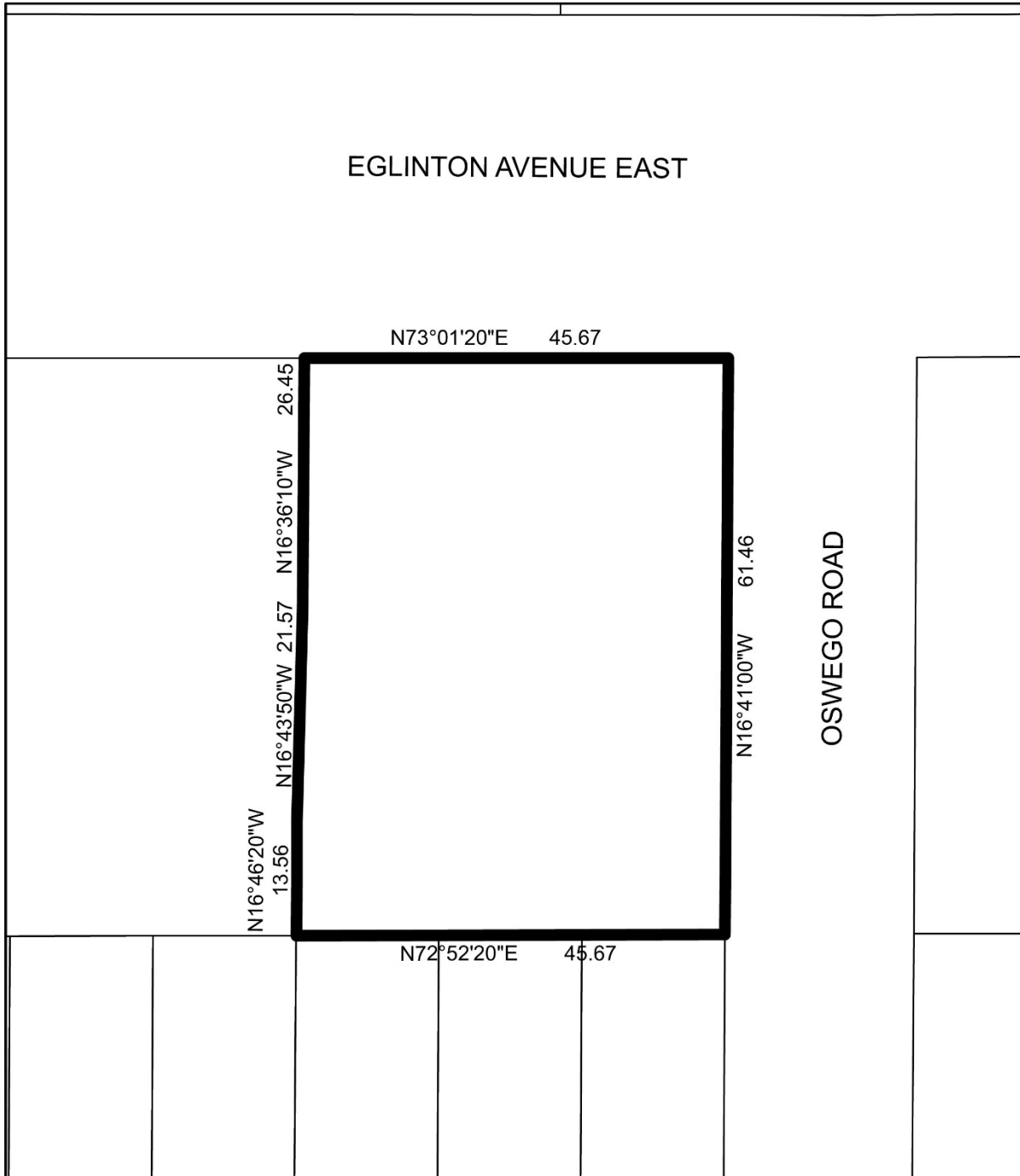


Diagram 2

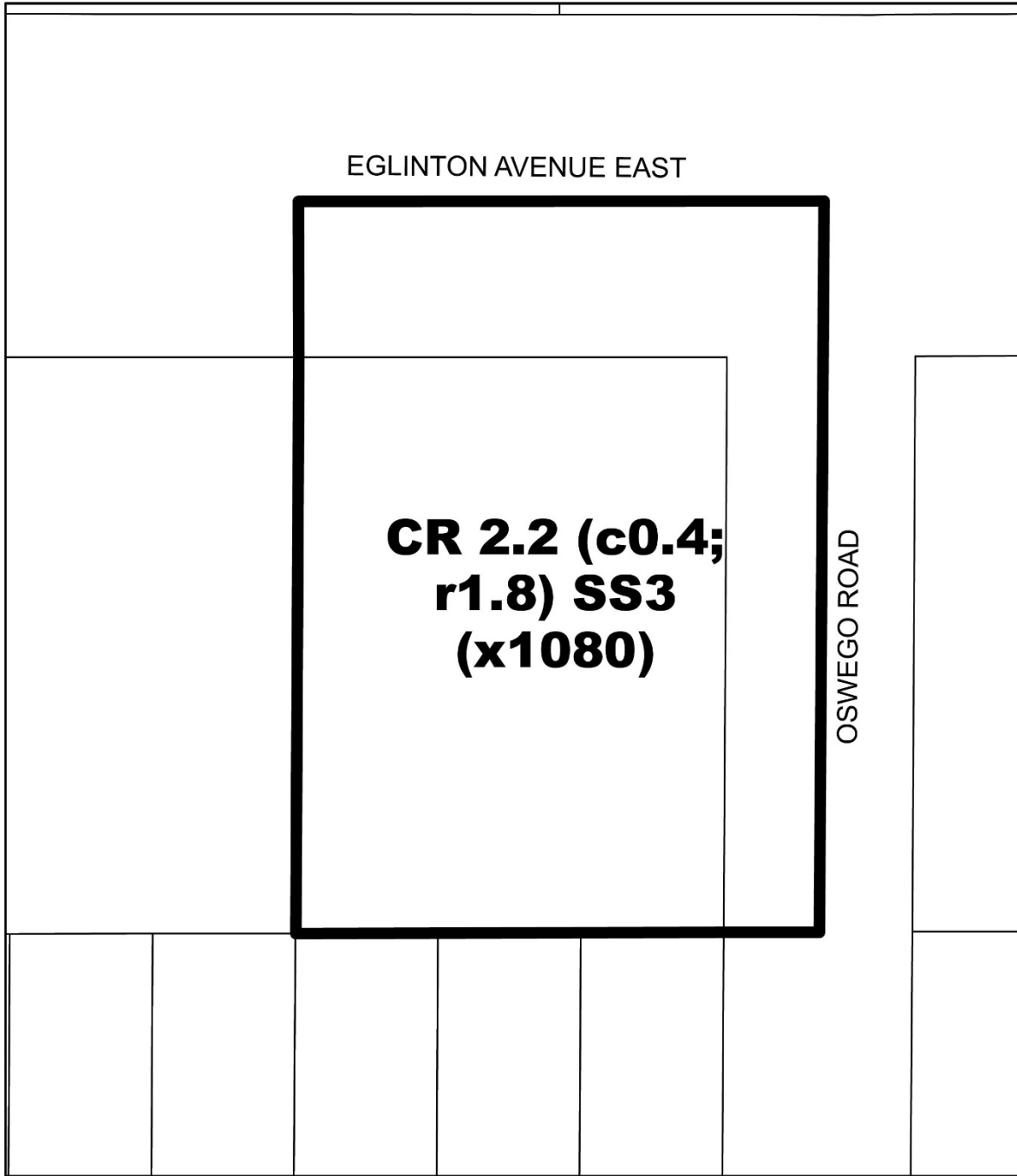


Diagram 3

